

23801

LA PALMA AVE.

YORBA LINDA, CA

±74,189 SQ. FT. FOR SALE

FREESTANDING MANUFACTURING / DISTRIBUTION BUILDING



Voit
REAL ESTATE SERVICES



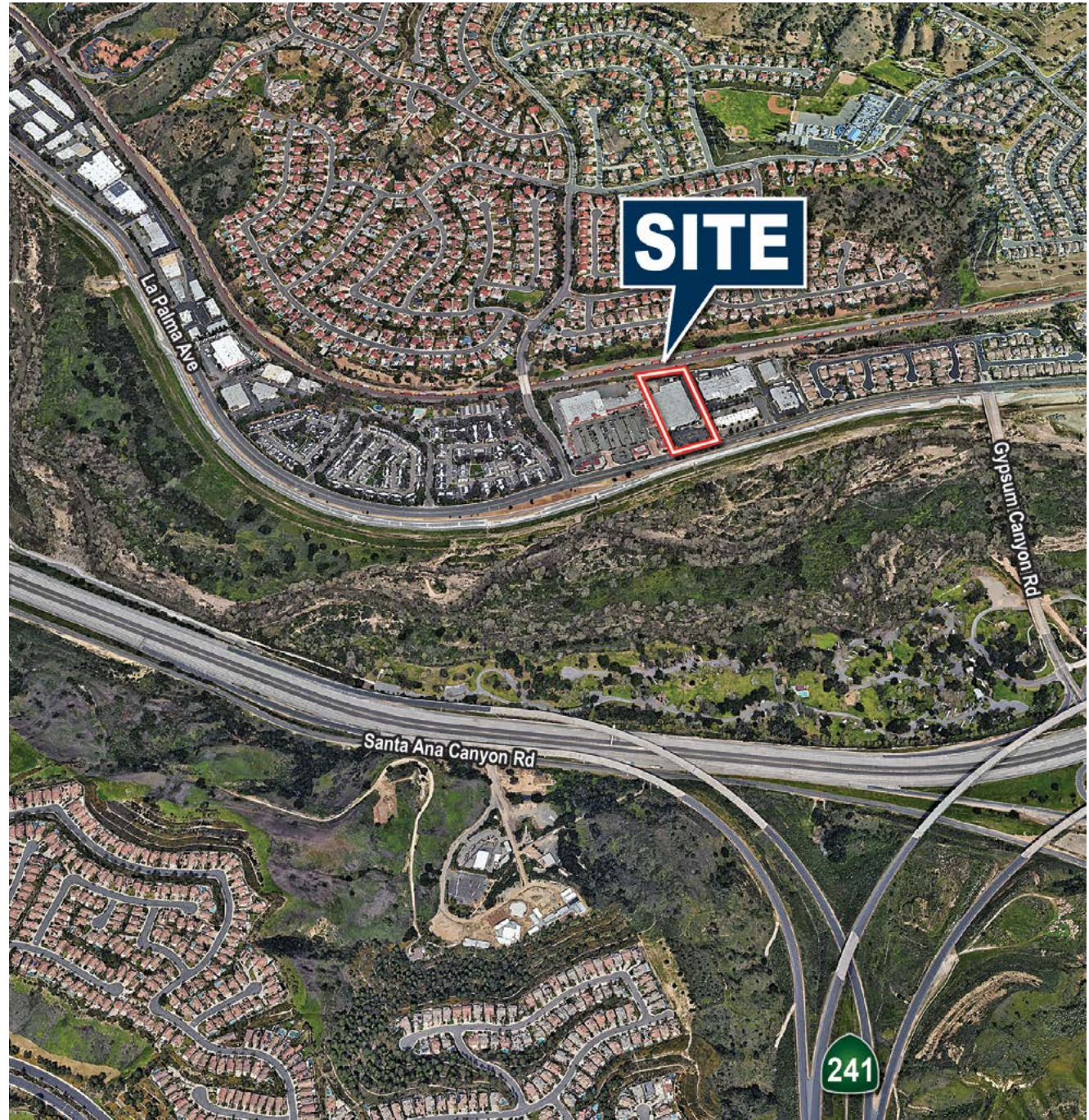
HEFNER
VERNICK
TEAM

23801

LA PALMA AVE.
YORBA LINDA, CALIFORNIA

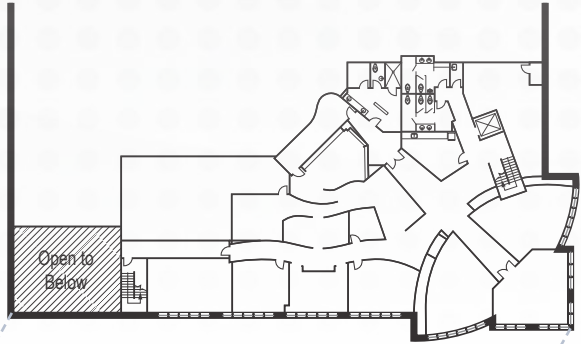
PROPERTY FEATURES

- ± 74,189 Sq. Ft. Manufacturing / Distribution Facility
- ± 20,468 Sq. Ft. of High Image Office Space
 - ±9,894 Sq. Ft. First Floor
 - ±10,574 Sq. Ft. Second Floor
- 3,000 Amps of 277/480 Volt Power (Verify)
- Three (3) Grade Level Loading Doors
- Four (4) Dock High Loading Doors
- Large Fenced Yard Area
- Fire Sprinklers (.60/3,000 GPM)
- ± 3.64 Acres of Land Area (± 158,655 Sq. ft.)
- 131 Parking Stalls
- ± 26' Warehouse Clearance
- Located in Highly Desirable North Orange County Submarket
- Excellent Access to the Riverside (91), CA (241) Freeways

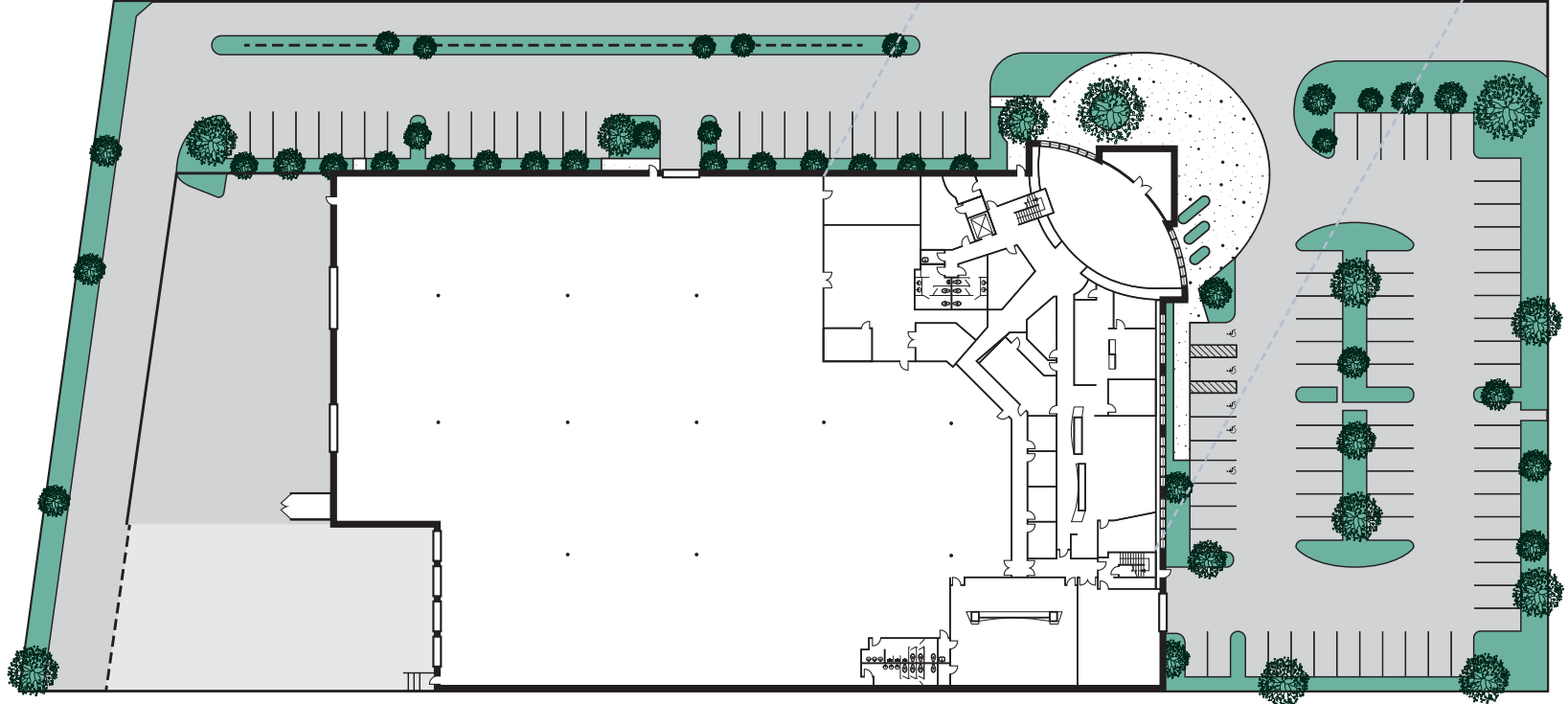


SITE PLAN

NOT TO SCALE

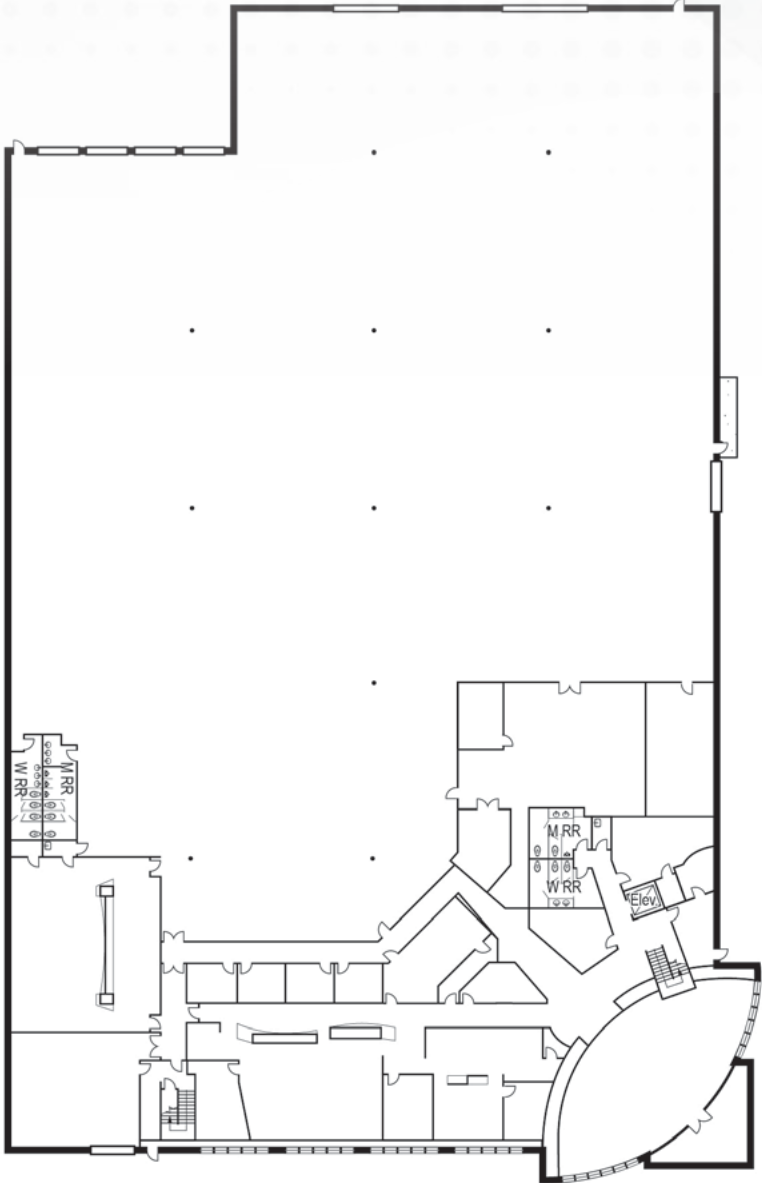


Second Floor

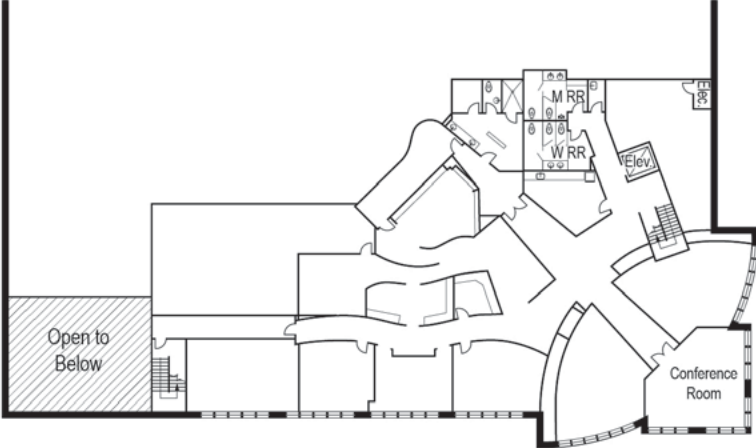


OFFICE PLAN

NOT TO SCALE



SECOND FLOOR



ADDITIONAL PHOTOS





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